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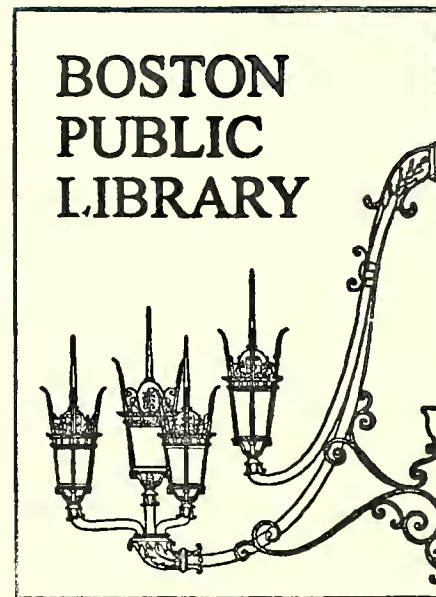


Boston's commercial waterfront is changing. At the leading edge of this remarkable transformation is the newly revitalized Boston Fish Pier.

The Boston Fish Pier is now the site of an exciting mixed-use project. Under the direction of Massport, it is one of the nation's largest portside redevelopments. Reconstruction has totally modernized the Pier's structure and systems, providing an important boost to the Boston fishing industry. In addition, Floor 3 of the East and West Buildings, and the entire Fish Exchange Building have been adapted into a potential for 102,000 square feet of new commercial office space.

The East and West Buildings (80,000 square feet) feature new entrance lobbies, new elevators exclusively servicing Floor 3 office tenants, thermopane windows, and an all new heating and ventilation system. The Fish Exchange Building (15,000 square feet expandable to 22,000 square feet) has undergone a major renovation. The exterior facade and ornate detailing have been cleaned and restored, and a new roof has been installed.

All buildings offer exceptional views of Boston Harbor, the city skyline and Logan Airport. There is parking for 150 cars, with additional parking available on the flats directly across Northern Avenue.

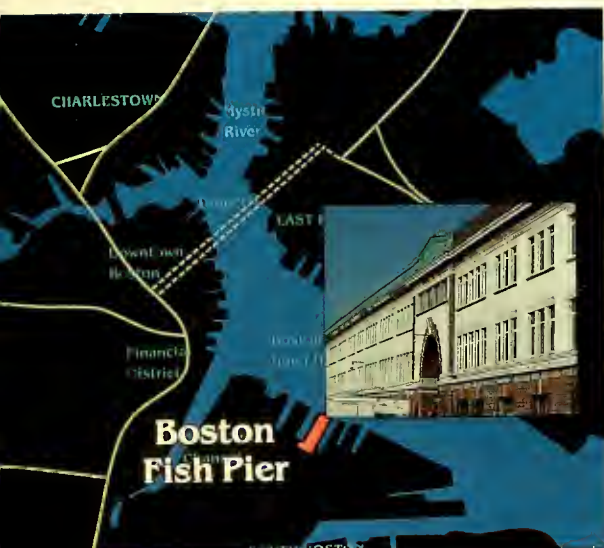


The Boston Fish Pier enjoys excellent access to a major transportation network.

Substantial office, retail, residential, hotel and infrastructure development is changing this part of Boston's historic waterfront into a vital mixed-use urban center. New projects include the Hyatt Hotel and Rowes Wharf developments, and The World Trade Center.

The project is convenient to the Financial District, the growing South Station area, and some of the world's most famous seafood restaurants. It is near the South Station transportation complex, connecting to commuter buses, rails and all subway points. Entrance and exit ramps to Route I-93 and the Massachusetts Turnpike are just over the channel. Logan Airport is 10 minutes away.

Office space in the West Building and Fish Exchange Building is available immediately. The East Building is scheduled for occupancy in early 1986. The Massachusetts Port Authority (Massport) is the owner and developer of the Boston Fish Pier.



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